



**MORE NEIGHBOURS
TORONTO**

Dear Members of Toronto and East York Community Council,
TE34.62 - 4 Gilead Place - Official Plan and Zoning Amendment Application - Decision Report - Refusal

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.

Position

More Neighbours Toronto supports a residential development at 4 Gilead Place and urges the City to work with the applicant to resolve outstanding issues rather than refuse the application. We acknowledge the staff report identifies legitimate concerns, including the building's massing, setbacks and stepbacks and height relative to the size and configuration of the site, the reduction in two- and three-bedroom units, and public realm and heritage matters. These are real issues, and the built form and family-unit mix in particular are the kind of matters that are routinely resolved through good-faith negotiation.

What is not in question is whether this site should support intensification. The site today is a one-storey industrial building and an associated surface parking lot, and it sits within the delineated Corktown Station Protected Major Transit Station Area, within 500 metres of the future Ontario Line Corktown station and steps from the 504 King streetcar and the Distillery District. The Official Plan directs zoning permitting an FSI of six or more here. The proposal delivers 297 homes with 174 bicycle parking space. A surface parking lot beside a rapid transit station now under construction is precisely where the City should be concentrating new homes.

We urge the Toronto and East York Community Council to direct City staff and the City Solicitor to engage with the applicant to negotiate a resolution on built form and unit mix and to deliver new homes on this underused site as quickly as possible, rather than refusing the application. Building housing on a surface parking lot next to a new Ontario Line station is sound planning, and Toronto should not spend public resources opposing it.

Regards,
Will de la Guardia,
More Neighbours Toronto